



**Dickinson Street, Manchester, Greater Manchester M1 4LX**  
**By Auction £300,000**

Sanderson James is excited to present this modern and stylish two-bedroom duplex apartment, located in a highly desirable city centre in Manchester. Now available for sale through online auction, this home offers residents a delightful modernized atmosphere. Sold with a tenant in situ, this property presents a lucrative investment opportunity. Don't miss out on the chance to make this investment your own—register now to participate in the bidding process or contact us today to schedule a viewing.



### **Sales Disclaimer**

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating\* and so cannot verify they are in working order or fit for their purpose.

### **Sales Money Laundering**

If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

### **Sales opening hours**

We are open 6 days a week. Monday - Thursday 9.30am - 6.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

### **Sales thinking of selling**

If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.

This property will be available on our Sanderson James online auction platform.

Register will be require for the bidding.

